



THE
RE/MAX
COLLECTION®



\$2,768,000.00

2920 MEADOW DRIVE
NANAIMO BC V9R 7C6





RE/MAX of Nanaimo

Greg A Bullock - PREC*

Dave Hammond - PREC*

*Personal Real Estate Corporation

250.751.3597 (Office)

250.755.9654 (Direct)



THE
RE/MAX
COLLECTION®

FINE HOMES & LUXURY PROPERTIES

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Each office independently owned and operated.





- ✓ Separate Irrigation.
- ✓ Ponds 3/4 Fenced.
- ✓ Perimeter Many Fruit Trees.
- ✓ Hobby Farm.

- ✓ 2 Bedroom Suite.
- ✓ Plans for Triple Garage & Carriage Home.





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2920 MEADOW DRIVE
NANAIMO BC V9R 7C6

5.06 acres in Benson Meadows with absolute privacy. No expense was spared when this builder & his wife chose all the high end finishing's. A certain European flare is evident throughout while still capturing an elegant West-coast flare. Enter into the foyer & overlook the 20' high ceilings of this ominous great room complete with a bold floor to ceiling granite rock fireplace, Cedar beamed vaults & coffered ceilings, Over sized wood windows, scraped hardwood floors, massive kitchen & granite counters with eating island, Beautiful light wood cabinets & separate butler's pantry. The home was finished in 2007 & has over 7 ,000 SF + a 967 SF 2 Bedroom suite above the garage. There is a total of 5 bedrooms, 6 baths, 4 car garage + 1,200 SF of unfinished area down that is divided between the storage and a great workshop area. Dual Furnace & Hot water tanks are powered by a High tech geothermal system. The Septic system has been designed to accommodate an additional carriage home with its ample capacity. The expansive master bedroom offers a virtual private patio spa ensuite attached to the largest walk in closet I have ever seen. Outside you will find gardens galore, a separate animal area has been made for those of you with the rural farm adventure, there is a chicken coop, ducks and many goats. Elsewhere the property has many other areas to lounge & take in the solitude of this very private home. Come and visit and find out why its been recognized in Oregon as the "Plan of the Year" All measurements and sizes are approximate - pls verify if important.

LIST PRICE

\$2,668,000.00

LISTING ID

862318

TYPE

RESIDENTIAL

SQUARE FEET

7,104

BEDROOMS

7

BATHROOMS

6

YEAR BUILT

2010

LOT SIZE

5.06

LOCATION

BENSON MEADOWS

Property Full Property View

2920 Meadow Dr Nanaimo BC V9R 7C6 MLS® 862318 \$2,768,000 **Active**



MLS® No:	862318	List Price:	\$2,768,000
Status:	Active	Original Price:	\$2,668,000
DOM:	63	Sold Price:	
List Date:	2021-01-05	Pending Date:	
Area:	Nanaimo	Sub Area:	Na North Jingle Pot
Sub Type:	Single Family Detached	Baths:	6
Beds:	7	Fireplaces:	2
Kitchens:	2	Lot SqFt:	220,414
Parking:	3	Lot Acres:	5.07
Fin SqFt:	5,852	Unfin SqFt:	1,252
Title:	Freehold	Stores:	
Strata Fee:		Year Built (Est):	2010
Taxes:	\$5,753	Tax Year:	2019

	Lower	Main	Second	Third	Other
Fin SqFt	1,752	3,133	967		
Bedrooms	3	2	2		
Bathrooms	2	3	1		
Kitchens		1	1		

Recent: 03/05/2021 : Price Increase : \$2,668,000->\$2,768,000

5.04 Acres with a stunning 7104 Sqft Exquisite Residence. Current owner is running a natural Vegetable and Fruit business and her product is amazing. Setting the business aside - This home is a main level entry with full walkout basement. 5 Bedrooms plus 2 Bedroom suite above garage. 6 Bathroom and Quad Garage. No expense was spared when this builder & his wife chose all the high-end finishing's. A certain European flare is throughout while still capturing an elegant West-coast style. Enter into the foyer & overlook the 20' high ceilings of this ominous great room complete with a bold floor to ceiling granite rock fireplace, Cedar beamed vaults & coffered ceilings, Over sized wood windows, scraped hardwood floors, massive kitchen & granite counters with eating island, Beautiful light wood cabinets & separate butler's pantry. Dual Furnace & Hot water tanks are powered by a High-tech geothermal systems. Measurements are approximate, please verify if important.

Interior

Beds: 7	Baths: 6	Kitchens: 2	Fireplaces: 2
2pc Baths: 0	3pc Baths: 1	4pc Baths: 2	5+pc Baths: 1
2pc Ensuites: 0	3pc Ensuites: 1	4+pc Ensuites: 1	Beds or Dens: 8
FinSqFt Total: 5,852	FinSqFt Main: 5,852	FinSqFt Aux:	Layout: Main Level Entry with Lower Level(s)
UnFin SqFt: 1,252	SqFt Total: 7,104		Stores:
Laundry: In House, In Unit	Addl Accom:	Basement: Yes	Bsm't Hgt: 8' 0"
Accessibility: Wheelchair Friendly		Bsm't Desc: Finished, Full	
FP Ftrs: Wood Burning		B&B?:	
Heating: Electric, Forced Air, Geothermal		Cooling: Air Conditioning	
Intr Ftrs:			
Window Features: Insulated Windows			
Appl Incl: Water Filters			
Other Equipment: Central Vacuum, Security System			

Exterior/Building

Built (Est): 2010	Front Faces: South	Stores:	Bldg Warranty:
Construction: Cement Fibre, Insulation: Ceiling, Insulation: Walls		Foundation: Poured Concrete, Slab	
Roof: Fibreglass Shingle		Access:	
Bldg Style:		EnerGuide Dt:	MHR Number:
Lgl NC Use:	CSA Cert No:		
EnerGuide Rtg:			
Exterior Ftrs: Garden			

Lot

Lot SqFt: 220,414	Lot Acres: 5.07	Dimensions:
Restrictions: Building Scheme		
Park Type: Garage, RV Access/Parking		Carport Spcs: 0
View: Mountain(s)	Waterfront:	Park Spcs: 3
Water: Well: Drilled	Sewer: Septic System	Garage Spcs: 1
Lot Ftrs: Easy Access, Park Setting, Private, Quiet Area, Southern Exposure		

Legal/Public Records

Assessed: \$1,050,944	Assess Yr: 2020	Taxes: \$5,753	Tax Year: 2019
Jurisdiction: Nanaimo Rural (768)		Title: Freehold	
Zoning: RU1D	Zone Desc: Residential	Plan Number:	
PID: 026-522-420	Roll No: 5246006	District Lot:	Land District:
Lot:	Block:		
Legal Description: LT 6 SEC 14 RGE 4 MOUNTAIN DISTRICT PL VIP 80079			

Media/Miscellaneous

INFORMATION ABOUT THE PROPERTY DISCLOSURE STATEMENT **RESIDENTIAL**

If this disclosure statement is being used for bare land strata, use the Property Disclosure Statement – Strata Properties along with this form.

THIS INFORMATION IS INCLUDED FOR THE ASSISTANCE OF THE PARTIES ONLY. IT DOES NOT FORM PART OF THE PROPERTY DISCLOSURE STATEMENT.

EFFECT OF THE PROPERTY DISCLOSURE STATEMENT:

The Property Disclosure Statement will not form part of the Contract of Purchase and Sale unless so agreed by the buyer and the seller. This can be accomplished by inserting the following wording in the Contract of Purchase and Sale:

EXAMPLE ONLY:

“The attached Property Disclosure Statement dated
_____ yr. _____ is incorporated into
and forms part of this contract.”

ANSWERS MUST BE COMPLETE AND ACCURATE:

The Property Disclosure Statement is designed, in part, to protect the seller by establishing that all relevant information concerning the premises has been provided to the buyer. It is important that the seller not answer “do not know” or “does not apply” if, in fact, the seller knows the answer. An answer must provide all relevant information known to the seller. In deciding what requires disclosure, the seller should consider whether the seller would want the information if the seller was a potential buyer of the premises.

BUYER MUST STILL MAKE THE BUYER’S OWN INQUIRIES:

The buyer must still make the buyer’s own inquiries after receiving the Property Disclosure Statement. Each question and answer must be considered, keeping in mind that the seller’s knowledge of the premises may be incomplete. Additional information can be requested from the seller or from an independent source such as the Municipality or Regional District. The buyer can hire an independent, licensed inspector to examine the premises and/or improvements to determine whether defects exist and to provide an estimate of the cost of repairing problems that have been identified on the Property Disclosure Statement or on an inspection report.

FOUR IMPORTANT CONSIDERATIONS:

1. The seller is legally responsible for the accuracy of the information which appears on the Property Disclosure Statement. Not only must the answers be correct, but they must be complete. The buyer will rely on this information when the buyer contracts to purchase the premises. Even if the Property Disclosure Statement is not incorporated into the Contract of Purchase and Sale, the seller will still be responsible for the accuracy of the information on the Property Disclosure Statement if it caused the buyer to agree to buy the property.
2. The buyer must still make the buyer’s own inquiries concerning the premises in addition to reviewing a Property Disclosure Statement, recognizing that, in some cases, it may not be possible to claim against the seller, if the seller cannot be found or is insolvent.
3. Anyone who is assisting the seller to complete a Property Disclosure Statement should take care to see that the seller understands each question and that the seller’s answer is complete. It is recommended that the seller complete the Property Disclosure Statement in the seller’s own writing to avoid any misunderstanding.
4. If any party to the transaction does not understand the English language, consider obtaining competent translation assistance to avoid any misunderstanding.

PROPERTY DISCLOSURE STATEMENT RESIDENTIAL

Date of disclosure: January 04 2021

The following is a statement made by the seller concerning the premises or bare-land strata lot located at:

ADDRESS/BARE-LAND STRATA LOT #: 2920 Meadow Drive Nanaimo BC V9R 7C6 (the "Premises")

THE SELLER IS RESPONSIBLE for the accuracy of the answers on this Property Disclosure Statement and where uncertain should reply "Do Not Know." This Property Disclosure Statement constitutes a representation under any Contract of Purchase and Sale if so agreed, in writing, by the seller and the buyer.	<b style="color: red;">THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.			
1. LAND	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		DS KS		
B. Are you aware of any existing tenancies, written or oral?	DS KS			
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		DS KS		
D. Is there a survey certificate available?	DS KS			
E. Are you aware of any current or pending local improvement levies/charges?		DS KS		
F. Have you received any other notice or claim affecting the Premises from any person or public body?		DS KS		
2. SERVICES				
A. Indicate the water system(s) the Premises use: Municipal <input type="checkbox"/> Community <input type="checkbox"/> Private <input type="checkbox"/> Well <input checked="" type="checkbox"/> Not Connected <input type="checkbox"/> Other _____ <i>Note: Private and Well Water Systems include pumps and other diversions.</i>				
B. If you indicated in 2A that the Premises have a private or well water system (including pumps and other diversions):				
(i) Did use of the well or water system commence on or before February 29, 2016?	DS KS			
(ii) Do you have a licence (or have you applied for a licence) under the <i>Water Sustainability Act (British Columbia)</i> ?			DS KS	
C. If you indicated in 2A that the Premises have a private or well water system (including pumps and other diversions), have all private or well water systems been constructed, maintained and operated (including securing all well caps or covers) in accordance with the <i>Water Sustainability Act (British Columbia)</i> ?			DS KS	
D. Are you aware of any problems with the water system?		DS KS		
E. Are records available regarding the quantity of the water available?	DS KS			
F. Indicate the sanitary sewer system the Premises are connected to: Municipal <input type="checkbox"/> Community <input type="checkbox"/> Septic <input checked="" type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected <input type="checkbox"/> Other _____				
G. Are you aware of any problems with the sanitary sewer system?		DS KS		
H. Are there any current service contracts: (i.e., septic removal or maintenance)?		DS KS		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?	DS KS			
3. BUILDING				
A. To the best of your knowledge, are the exterior walls insulated?	DS KS			
B. To the best of your knowledge, is the ceiling insulated?	DS KS			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		DS KS		

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #:

2920

Meadow Drive

Nanaimo

BC V9R 7C6



3. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
D. Has a final building inspection been approved or a final occupancy permit been obtained?	<input checked="" type="checkbox"/> DS KS			
E. Has the fireplace, fireplace insert, or wood stove installation been approved: (i) by local authorities? <input type="checkbox"/> (ii) received WETT certificate? <input type="checkbox"/>	<input checked="" type="checkbox"/> DS KS			
F. Are you aware of any infestation or unrepaired damage by insects, rodents or bats?		<input checked="" type="checkbox"/> DS KS		
G. Are you aware of any structural problems with any of the buildings?		<input checked="" type="checkbox"/> DS KS		
H. Are you aware of any additions or alterations made in the last sixty days?		<input checked="" type="checkbox"/> DS KS		
I. Are you aware of any additions or alterations made without a required permit and final inspection: e.g., building, electrical, gas, etc.?		<input checked="" type="checkbox"/> DS KS		
J. Are you aware of any problems with the heating and/or central air conditioning system?		<input checked="" type="checkbox"/> DS KS		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		<input checked="" type="checkbox"/> DS KS		
L. Are you aware of any damage due to wind, fire or water?		<input checked="" type="checkbox"/> DS KS		
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: _____ years)		<input checked="" type="checkbox"/> DS KS		
N. Are you aware of any problems with the electrical or gas system?		<input checked="" type="checkbox"/> DS KS		
O. Are you aware of any problems with the plumbing system?		<input checked="" type="checkbox"/> DS KS		
P. Are you aware of any problems with the swimming pool and/or hot tub?				<input checked="" type="checkbox"/> DS KS
Q. Do the Premises contain unauthorized accommodation?	<input checked="" type="checkbox"/> DS KS			
R. Are there any equipment leases or service contracts: e.g., security systems, water purification, etc.?		<input checked="" type="checkbox"/> DS KS		
S. Were these Premises constructed by an "owner builder," as defined in the <i>Homeowner Protection Act</i> , within the last 10 years? If yes, attach required Owner Builder Disclosure Notice.		<input checked="" type="checkbox"/> DS KS		
T. Are these Premises covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?		<input checked="" type="checkbox"/> DS KS		
U. Is there a current "EnerGuide for Houses" rating number available for these premises? (i) If yes, what is the rating number? _____ (ii) When was the energy assessment report prepared? _____		<input checked="" type="checkbox"/> DS KS		
V. Have the Premises been tested for radon? (i) If yes, when was the most recent test completed and what was the most recent level of radon detected? <input type="checkbox"/> <input type="checkbox"/> Level: _____ Bq/m3 or pCi/L (circle one) on _____ (DD/MM/YYYY)		<input checked="" type="checkbox"/> DS KS		
W. Is there a radon mitigation system on the Premises?		<input checked="" type="checkbox"/> DS KS		
(i) If yes, are you aware of any problems or deficiencies with the radon mitigation system?		<input checked="" type="checkbox"/> DS KS		
4. GENERAL				
A. Are you aware if the Premises have been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?		<input checked="" type="checkbox"/> DS KS		

January 04 2021

PAGE 3 of 3 PAGES

DATE OF DISCLOSURE

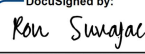
ADDRESS/STRATA UNIT #: 2920 Meadow Drive Nanaimo BC V9R 7C6

4. GENERAL (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
B. Are you aware of any latent defect in respect of the Premises? <i>For the purposes of this question, "latent defect" means a defect that cannot be discerned through a reasonable inspection of the Premises that renders the Premises: (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation.</i>				
C. Are you aware if the Premises, or any portion of the Premises, is designated or proposed for designation as a "heritage site" or of "heritage value" under the Heritage Conservation Act or under municipal legislation?				

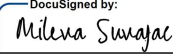
ADDITIONAL COMMENTS AND/OR EXPLANATIONS (Use additional pages if necessary.)

The seller states that the information provided is true, based on the seller's current actual knowledge as of the date on page 1. Any important changes to this information made known to the seller will be disclosed by the seller to the buyer prior to closing. The seller acknowledges receipt of a copy of this Property Disclosure Statement and agrees that a copy may be given to a prospective buyer.

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

DocuSigned by:

SELLER(S)

Ranko Suvajac

DocuSigned by:

SELLER(S)

Mileva Suvajac

The buyer acknowledges that the buyer has received, read and understood a signed copy of this Property Disclosure Statement from the seller or the seller's brokerage on the _____ day of _____ yr. _____.
The prudent buyer will use this Property Disclosure Statement as the starting point for the buyer's own inquiries.

The buyer is urged to carefully inspect the Premises and, if desired, to have the Premises inspected by a licensed inspection service of the buyer's choice.

BUYER(S)

BUYER(S)

The seller and the buyer understand that neither the listing nor selling brokerages or their managing brokers, associate brokers or representatives warrant or guarantee the information provided about the Premises.

*PREC represents Personal Real Estate Corporation

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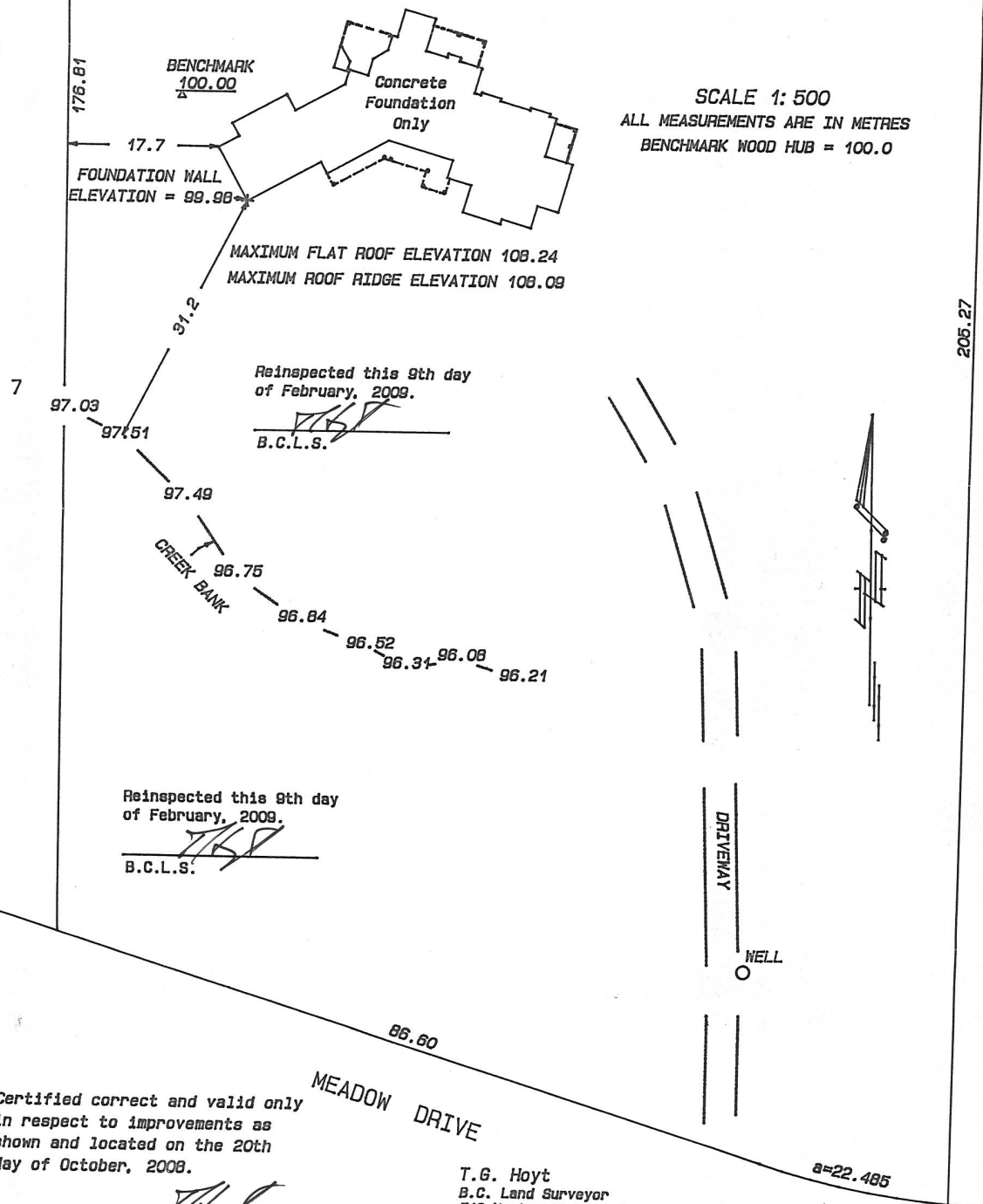
BC1003 REV. SEPT 2020

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British Columbia Land Surveyor's Certificate of Location on:
LOT 6, SECTION 14, RANGE 4,
MOUNTAIN DISTRICT, PLAN VIP80079

COVENANT
AREA



Certified correct and valid only
in respect to improvements as
shown and located on the 20th
day of October, 2008.

T.G. Hoyt
B.C.L.S.

Not valid unless originally signed and sealed.

T.G. Hoyt
B.C. Land Surveyor
512 Wentworth Street
Nanaimo, B.C.
V8R 3E4
© 2008

F.B. 348 P. 134



Ministry of
Environment

- ☐ Well Construction Report
☐ Well Closure Report
☒ Well Alteration Report

Duncan, B.C. V9L 6W3
Phone: 250-746-5268
Stamp: (signature) / phone/fax/e-mail if desired.

- ☐ Confirmation/alternative specs. attached
☒ Original well construction report attached

See reverse for notes & definitions of abbreviations.

Red lettering indicates minimum mandatory information.

Owner name: **Mitzy & Ron SUVAJAC**
Mailing address: **6554 Raven Rd.** Town **Nanaimo** Prov **BC** Postal Code **V9V 1R1**
Well Location: Address: Street no. **2920** Street name **Meadow Drive** Town **Nanaimo BC**
or Legal description: Lot **6** Plan **VIP80079** D.L. Block Sec. **14** Twp. Rg. **4** Land District **Mountain**
or PID: **near Meadow Drive** Description of well location (attach sketch, if nec.): **On right of Driveway**
NAD 83: Zone: **10** UTM Easting: **424406** m or Longitude: **Dual Rotary**
(see note 2) UTM Northing: **5447742** m
Method of drilling: ☒ air rotary ☐ cable tool ☐ mud rotary ☐ auger ☐ driving ☐ jetting ☐ excavating ☐ other (specify): **Dual Rotary**
Orientation of well: ☒ vertical ☐ horizontal Ground elevation: **480** ft (asl) Method (see note 4): **GPS**
Class of well (see note 5): **Water Supply** Sub-class of well: **Domestic**
Water supply wells: indicate intended water use: ☒ private domestic ☐ water supply system ☐ irrigation ☐ commercial or industrial ☐ other (specify):

Lithologic description (see notes 7-14) or closure description (see notes 15 and 16)

From ft (bgl)	To ft (bgl)	Relative Hardness	Colour	Material Description (Use recommended terms on reverse. List in order of decreasing amount, if applicable)	Water-bearing Estimated Flow (USgpm)	Observations (e.g., fractured, weathered, well sorted, silty wash), closure details
203'	225'	Soft	Red grey	cuttings and chunks of Broken Rock		Original Well 2.25
225'	225'	med Hard	Green	Competant Rock Bottom of drilled hole	3gpm	
225'	241'	med Hard	Green	Volcanic Rock, 30 min Lunch Break, after lunch well made 6 gpm and later down to 3.5gpm after 2 hrs		
241'	301'	med Hard	Red Green	Volcanic Rock, well making chunks from 160'-180'		

Final yield from Bottom. 3.5gpm (July 15 2005)
Deepening of Well Drilled July 15, 2005
Well is unstable below 160 ft. - LINER RECOMMENDED

Casing details

From ft (bgl)	To ft (bgl)	Dia in	Casing Material / Open Hole	Wall Thickness in	Drive Shoe
0	23	6	Steel	0.219	Yes
23	301	6"	open Hole		

Screen details

From ft (bgl)	To ft (bgl)	Dia in	Type (see note 18)	Slot Size

Surface seal: Type: **Bentonite Chips** Depth: **15** ft
Method of installation: ☒ Poured ☐ Pumped Thickness: _____ in
Backfill: Type: _____ Depth: _____ ft
Liner: ☐ PVC ☐ Other (specify): **Recommended**
Diameter: _____ in Thickness: _____ in
From: _____ ft (bgl) To: _____ ft (bgl) Perforated: From: _____ ft (bgl) To: _____ ft (bgl)

Intake: ☐ Screen ☐ Open bottom ☐ Uncased hole
Screen type: ☐ Telescope ☐ Pipe size
Screen material: ☐ Stainless steel ☐ Plastic ☐ Other (specify): _____
Screen opening: ☐ Continuous slot ☐ Slotted ☐ Perforated pipe
Screen bottom: ☐ Bail ☐ Plug ☐ Plate ☐ Other (specify): _____
Filter pack: From: _____ ft To: _____ ft Thickness: _____ in
Type and size of material: _____

Developed by:

☒ Air lifting ☐ Surging ☐ Jetting ☐ Pumping ☐ Bailing
☐ Other (specify): _____ Total duration: _____ hrs
Notes: _____

Well yield estimated by:

☐ Pumping ☒ Air lifting ☐ Bailing ☐ Other (specify): _____
Rate: **3.5** USgpm Duration: **1** hrs
SWL before test: _____ ft (btoc) Pumping water level: _____ ft (btoc)

Obvious water quality characteristics:

☒ Fresh ☐ Salty ☐ Clear ☒ Cloudy ☐ Sediment ☐ Gas
Colour/odour: _____ Water sample collected: ☐

Well driller (print clearly):

Name (first, last) (see note 19): **Scott Burrows**

Registration no. (see note 20): **WD 04121407**

Consultant (if applicable; name and company): _____

DECLARATION: Well construction, well alteration or well closure, as the case may be, has been done in accordance with the requirements in the Water Act and the Ground Water Protection Regulation.

Signature of Driller Responsible: **[Signature]**

Final well completion data:

Total depth drilled: **301** ft Finished well depth: **301** ft (bgl)
Final stick up: **12"** in Depth to bedrock: _____ ft (bgl)
SWL: **@ 20'** ft (btoc) Estimated well yield: **3.5** USgpm
Artesian flow: _____ USgpm, or Artesian pressure: _____ ft

Type of well cap: **Aluminum Cap** Well disinfected: ☒ Yes ☐ No

Where well ID plate is attached: _____

Well closure information:

Reason for closure: _____
Method of closure: ☐ Poured ☐ Pumped
Sealant material: _____ Backfill material: _____
Details of closure (see note 17): _____

Date of work (YYYY/MM/DD):

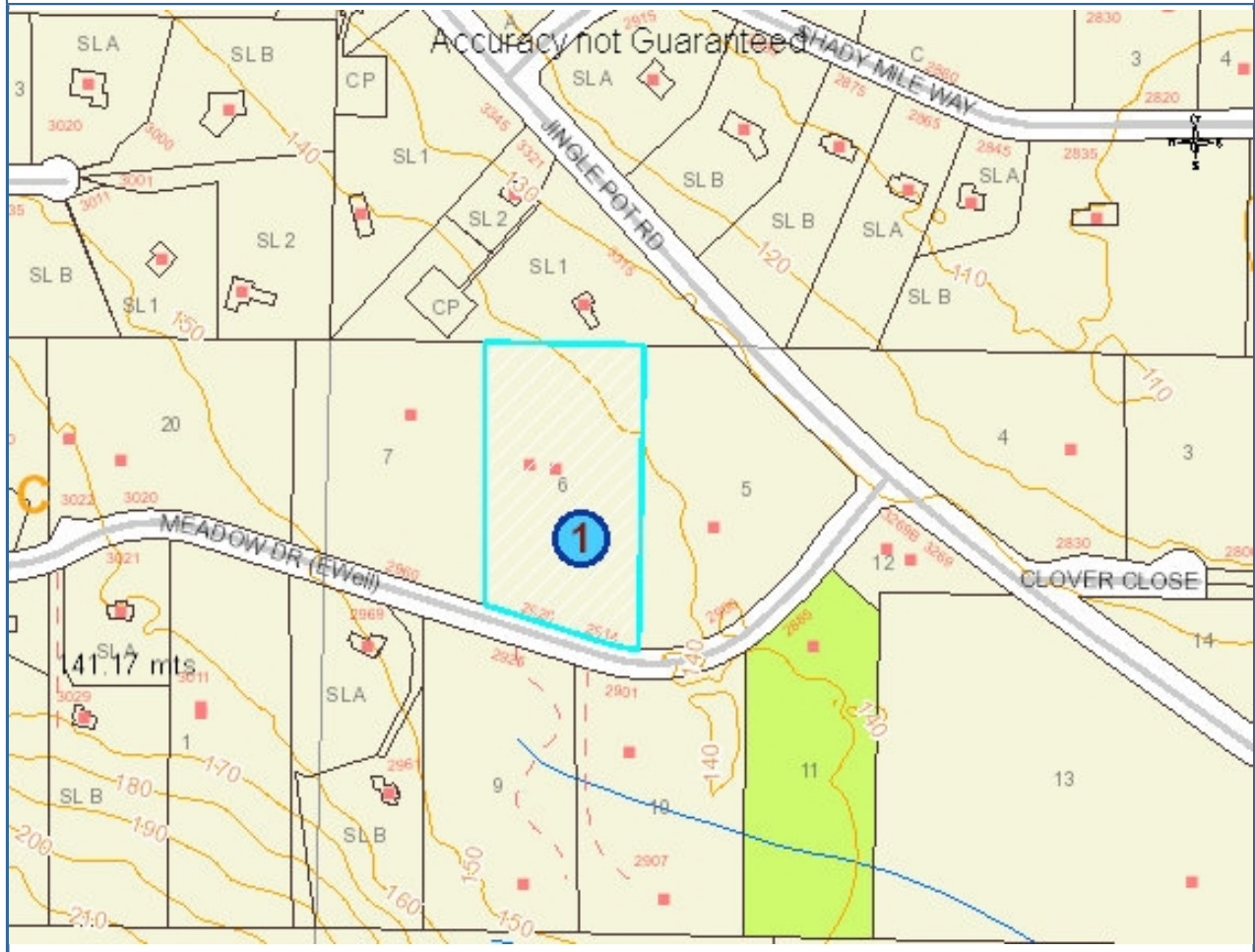
Started: **April 13, 2009** Completed: **April 13, 09**

Comments: **Line recommended due to caving conditions below 160 ft.**

PLEASE NOTE: The information recorded in this well report describes the works and hydrogeologic conditions at the time of construction, alteration or closure, as the case may be. Well yield, well performance and water quality are not guaranteed as they are influenced by a number of factors that may change over time.

white: Customer copy
canary: Driller copy
pink: Ministry copy

Sheet _____ of _____



Details of " Parcels "

Attribute	Value
PID	026522420
Folio Numb	768005246.006
Mapsheet	92F.020.4.4
Desc	LOT 6 SECTION 14 RANGE 4 MOUNTAIN DISTRICT PLAN VIP80079
Plan No	VIP80079
Rdn Id	35006
Type	LOT
Address	2920 MEADOW DR (EWell)
Address	2914 MEADOW DR (EWell)

More Information

Land Net	214,276.00
Building Taxable	1,064,000.00
Building Exempt	0.00
Building Net	1,064,000.00
Total Net	1,278,276.00
More Information	
Agricultural Land Reserve	No
Dimensions (BCAssessment Data)	Acres: 5.06
Electoral Area	C
Fire Protection Area	MOUNTAIN FIRE PROTECTION DISTRICT (EAST WELLINGTON FIRE DEPT)
Floodplain	
Building Inspection	YES
Development Permit Area(s)	Fish Habitat
RGS UCB	
RGS Landuse	Resource Lands and Open Spaces
OCP Landuse	EAST WELLINGTON PLEASANT VALLEY OCP, Rural
Zone	BL 500, RU1, D
Water LSA	
Bulk Water LSA	
Sewer LSA	
Sewer DCC	
Sewer Late Comer	
Streetlighting LSA	

Section 3.4.81

R U R A L 1**RU1****Permitted Uses and Minimum Site Area**

Required Site Area with:

Permitted Uses	Community Water & Sewer System	Community Water System	No Community Services
a) Agriculture	n/a	n/a	n/a
b) Aquaculture	5000 m ²	5000 m ²	5000 m ²
c) Home Based Business ¹	n/a	n/a	n/a
d) Produce Stand	n/a	n/a	n/a
e) Residential Use	n/a	n/a	n/a
f) Silviculture	n/a	n/a	n/a
g) Secondary Suite ²	n/a	n/a	n/a

Maximum Number and Size of Buildings and Structures³

1) Accessory buildings	combined floor area of 400m ²
2) Dwelling Units/parcel:	
a) on a parcel having an area of 2.0 ha or less	1
<i>For Electoral Areas 'A,C,E and H'</i>	
b) on a parcel having an area greater than 2.0 ha	2
<i>For Electoral Area 'G'</i>	
c) on a parcel having an area equal to or greater than twice the minimum parcel size as established by Schedule '4B Subdivision District –Minimum Parcel Sizes'	2
d) Notwithstanding subsection (c), on a parcel located in this zone and created prior to February 22, 2011 and having an area greater than 2.0 ha	2
3) Height	9.0m
4) Parcel Coverage	25%

¹ Bylaw No. 500.270, adopted November 13, 2001² Bylaw No. 500.389, adopted May 27, 2014³ Bylaw No. 500.359, adopted January 25, 2011

R U R A L 1 continued

Minimum Setback Requirements

1. All agriculture or farm buildings, structures and uses – in accordance with Section 3.3.10¹
2. All other buildings and structures

All lot lines - 8.0 m

except where:

- a) the parcel is less than 4000 m² in area then the setback from lot lines may be reduced to 2.0 m from an interior side lot line and to 5.0 m from other lot lines, excluding the front lot line;²
- b) any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.³

¹ Bylaw No. 500.402, adopted June 28, 2016

² Bylaw No.500.13, adopted October 13, 1987

³ Bylaw No.500.13, adopted October 13, 1987

PLAN SHOWING PROPOSED HOUSE LOCATION ON LOT 6,
SECTION 14, RANGE 4, MOUNTAIN DISTRICT, PLAN VIPB0079

